

December 14, 2015

City of Council Bluffs
Community Development Department
209 Pearl Street
Council Bluffs, IA 51503

Re: Bethany Lutheran Home
2410 N. Broadway Street
Planned Residential Development Plan Application Letter of Intent
Schemmer Project No. 06778.001

To Whom It May Concern:

This letter is to inform you of the intentions of the owner of 2410 N. Broadway Street regarding the attached application for a Planned Residential Development Plan on said property.

The property owner is proposing to rezone the lot from R-1, Single-Family Residential to R-3, Low Density Multifamily Residential. Along with the request for rezoning, the owner is submitting an application for adoption of a Planned Residential Development Plan for the property to facilitate the proposed development.

The proposed development for the site consists of a 58,160 square foot senior living community, which is considered a "life care facility" per the City of Council Bluffs zoning code and is a permitted use in the R-3 zoning district. The development would also include drives, parking lots, grading, and utilities to serve the proposed building. Please see the attached site plan for a graphical representation of the proposed improvements.

Construction of these improvements is proposed to begin in the spring of 2016, with a proposed completion date in the spring of 2017.

Given the attached applications and documentation, the property owner respectfully requests adoption of the Planned Residential Development.

Please submit all questions and comments to my attention at mhubel@schemmer.com or by phone at 712-329-0300.

Sincerely,

THE SCHEMMER ASSOCIATES INC.
ARCHITECTS | ENGINEERS | PLANNERS



Matthew Hubel, PE
Registered Civil Engineer

Attachment A

PHONE 402.493.4800
FAX 402.493.7951

1044 North 115th Street, Suite 300
Omaha, Nebraska 68154-4436

SCHEMMER.COM

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION ZONING/LOCATION MAP CASES #ZC-16-003 & PR-16-001

Map Legend

Cases #ZC-16-003 & PR-16-001 Subject Property

Parcel

Address



2013 Aerial Photograph



Note: Subject property highlighted in red.

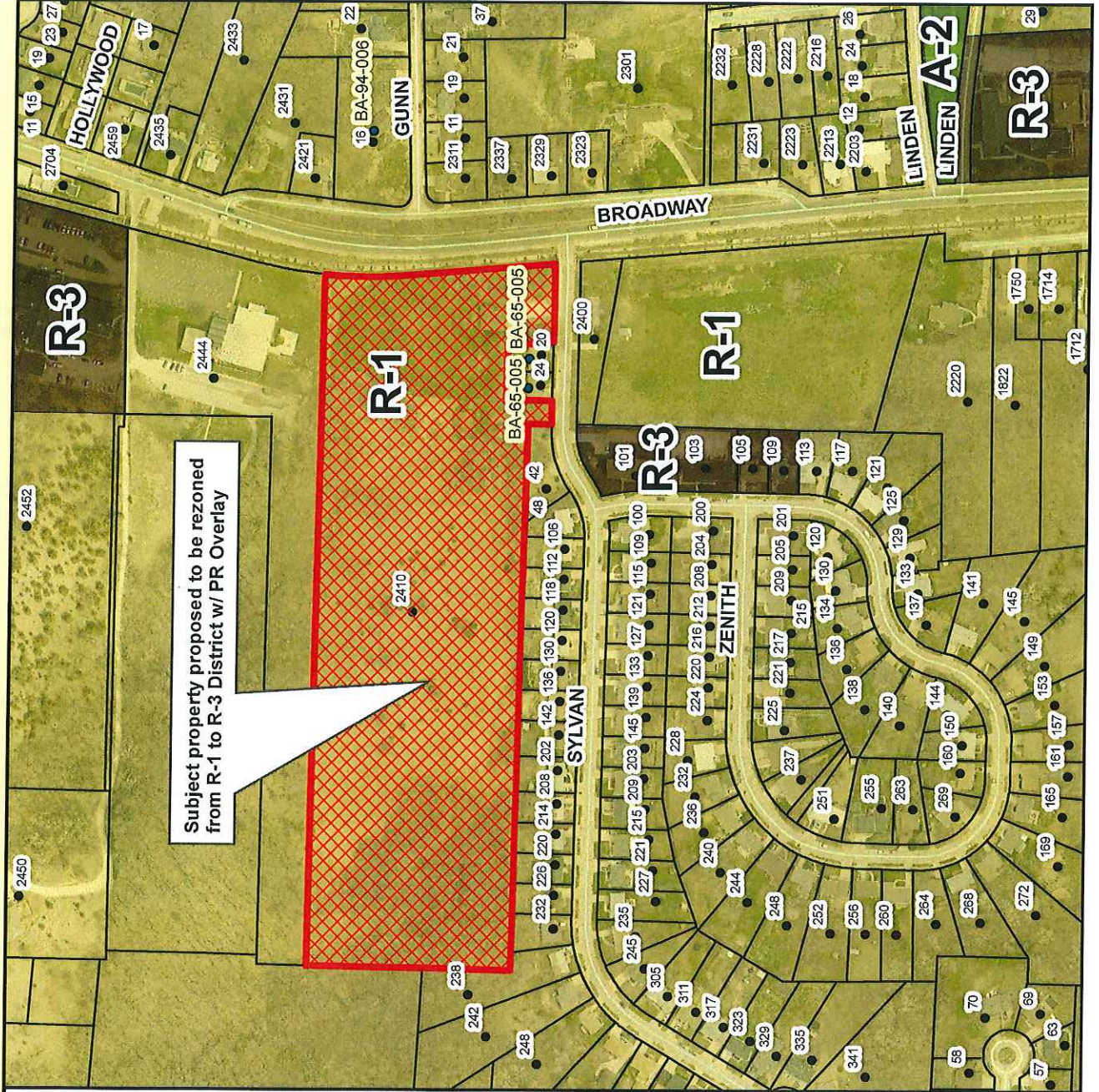


Last Amended: 12/21/15

Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328-4629



DISCLAIMER
This map is prepared and compiled from City documents, please note that the City does not warrant the accuracy of the information contained on this map. The City is not responsible for any errors or omissions. The user of this map assumes all responsibility for the information contained on this map.



ORDINANCE NO. 6208

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.02.040 OF THE 2010 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REZONING THE 3.36 ACRE PARCEL LOCATED AT 2410 NORTH BROADWAY STREET, LEGALLY DESCRIBED AS A PART OF LOTS 2 AND 3, AUDITOR'S SUBDIVISION OF THE SW1/4 NW1/4 AND LOT 2 AND PART OF LOTS 3, 4 AND 11, EXCEPT CREEK, AUDITOR'S SUBDIVISION OF THE SE1/4 NW1/4, ALL IN SECTION 19-75-43 FROM R-1/SINGLE FAMILY RESIDENTIAL DISTRICT TO R-3/LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT AS DEFINED IN CHAPTER 15.10 OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA.

**BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

SECTION 1. That the Zoning Map of the City of Council Bluffs, Iowa, as adopted by reference in Section 15.02.040 of the Municipal Code of the City of Council Bluffs, Iowa, be and the same is hereby amended to rezone the 3.36 acre parcel of land located in part of Lots 2 and 3, Auditor's Subdivision of the SW1/4 NW1/4 and Lot 2 and part of Lots 3, 4 and 11, except creek, Auditor's Subdivision of the SE1/4 NW1/4, all in Section 19-75-43 from R-1/Single Family Residential District to R-3/Low Density Multi-Family Residential District.

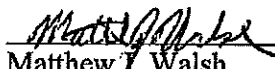
SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

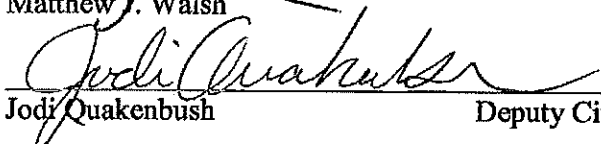
SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect upon approval of a PR/Planned Residential Overlay and adoption of the associated plan, as well as completion of a two-lot minor subdivision and final passage and publication as by law provided.

PASSED
AND
APPROVED

June 23, 2014


Matthew J. Walsh Mayor

Attest:


Jodi Quakenbush Deputy City Clerk

First Consideration: 6/9/2014
Second Consideration: 6/23/2014
Public Hearing: 6/23/201
Third Consideration: Waived

Planning Case No. #ZC-14-001

Attachment C